



HERITAGE PRESERVATION COMMISSION
Regular Meeting March 12, 2026 - 4:00 p.m.
Minnesota Valley Room, First Floor, Intergovernmental Center

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. February 2026 Meeting Minutes

4. **OLD BUSINESS**

1. Old Business from February 2026

5. **NEW BUSINESS**

1. Local Designations for 2026
2. Preservation Month 2026
3. Work Plan Update and Template

6. **MISCELLANEOUS**

1. Front St. Development

7. **ADJOURNMENT**

Heritage Preservation Commission

3. 1.

Meeting Date: 03/12/2026

Title

February 2026 Meeting Minutes

Attachments

February 12, 2026 Minutes

Historic Preservation Commission

Regular Meeting

February 12th, 2026, 4:30pm

City of Mankato

Present: Tim Pulis, Mike Lagerquist, Justin Vossen, John Zehnder, Jessica Potter

Staff: Brittany Mitchell, Travis Johnson, Courtney Kramlinger, Mark Konz

Guest: Beth Heidelberg, Jamie Snow, Brian Martin, Connielia Mensah

Call to Order

The meeting was called to order at 4:30 pm.

Approval of Agenda

Mr. Lagerquist moved to approve the agenda; Mr. Pulis seconded with all in favor.

Approval of Minutes

January 8th, 2026 Minutes:

Mr. Vossen moved to approve the January minutes; Mr. Zehnder seconded with all in favor.

Old Business

January 2026 Old Business

2025 CLG Grant

Ms. Mitchell indicated that the sign for Lincoln School has been ordered, adding that there is a six-month lead time and that the HPC could consider a September event to unveil the sign.

Local Designation

Ms. Mitchell reviewed the properties the HPC would like to locally designate this year, including Hubbard Mill, The Depot, Kern Bridge, Good Counsel, and the post office. She asked the members if there were any additional properties that should be considered.

Ms. Potter added that she believed Old Main Village had already been surveyed and was listed on the National Register.

New Business

Review of the commercial rehabilitation project for the Eagles Club at 708 N. Riverfront Dr.

Today's Action Items

1. Ms. Kramlinger presented the HPC members with the proposed project at 708 N. Riverfront Drive.
2. Mr. Vossen made a motion that the Historic Preservation Committee determined that the building at 708 N. Riverfront Drive is not historically significant and that the committee offer no comments on the proposed project. The motion was seconded by Mr. Zehnder and carried unanimously.

Upcoming Action Items

1. None

Minutes:

Ms. Kramlinger stated that the Eagles Club applied for the City of Mankato Commercial Rehabilitation program, which utilizes EDA levy funds. Because the program involves local funds, the guidelines require the Historic Preservation Commission (HPC) to review the proposed scope of work. She added that the building is not locally designated and is not listed on the National Register of Historic Places. The proposed work includes replacing windows, most of which are existing vinyl, though it also includes eight smaller wood windows.

Ms. Potter asked whether the project involves only the windows and does not include any work on siding.

Ms. Kramlinger confirmed this was correct, adding that she had inquired about the siding when the application was submitted, but the Eagles Club indicated that the work would be limited to the windows.

Mr. Vossen asked if the Eagles Club was across the street from the historic street

Ms. Potter indicated that the historic commercial district spans the 300–400 blocks, while the Eagles Club is in the 700 block.

Ms. Potter asked whether any of the HPC members had additional concerns or comments regarding this project.

Mr. Lagerquist stated that any historical significance has likely already been covered up or altered.

Mr. Vossen made a motion that the Historic Preservation Committee determined that the building at 708 N. Riverfront Drive is not historically significant and that the committee offer no comments on the proposed project. The motion was seconded by Mr. Zehnder and carried unanimously.

URSI Presentation

Today's Action Items

1. Ms. Heidelberg presented mid-century moderns to HPC members and guests.
2. Ms. Snow and Ms. Mensah presented the Woodshire Neighborhood Assessment to HPC members and guests.
3. Ms. Mitchell will send the presentations to HPC members.

Upcoming Action Items

1. None

Minutes:

Ms. Heidelberg presented her mid-century modern homes presentation to the HPC members, followed by the Woodshire Neighborhood Assessment presentations delivered by Ms. Snow and Ms. Mensah.

Local Designations 2026

Today's Action Items

1. Ms. Mitchell reviewed potential properties eligible for local designation and asked if any members were interested in additional properties.

Upcoming Action Items

1. Ms. Potter will follow up with HPC members in relation to discussions with Good Counsel ownership for future local designation.
2. Ms. Mitchell will continue to work with the Post Office and The Depot regarding local designation and will provide updates to HPC members. She added that conversations about Old Main Village and potential next steps will also continue.

Minutes

Ms. Mitchell wanted to provide the HPC members with updates on the properties and gauge their interest in pursuing local designation in 2026. She indicated that Hubbard Mill is challenging and that she is unsure where to begin, noting that Fisher Group is the listing agent. She asked whether the HPC wished to proceed with Hubbard Mill and sought input from the members on how to move forward.

Ms. Potter stated that local designation would not have anything to do with signage, explaining that the properties would be surveyed and that the HPC would make a recommendation to have them added to the ordinances as locally designated properties.

Ms. Mitchell clarified that The Depot originally had two monument signs, although only one is permitted. She noted that the base of the second monument sign still exists and is located closest to the intersection of Main Street and Riverfront Drive. She explained that the designer

associated with an interior remodel project at The Depot expressed interest in preserving that area for a future marker. She added that she will continue working with them to gauge their interest in pursuing local designation.

Ms. Mitchell indicated that Kern Bridge was nationally registered; however, when it was moved from its previous location, it was temporarily removed from the National Register. She added that once it is placed in its new location, she will work with Michael Koop to have it reinstated on the National Register under its new address.

Ms. Potter added that the Kern Bridge has been selected for the 2026 CLG Grant for interpretive signage, noting that this is separate from local designation. She also questioned whether the HPC would want to pursue local designation before installing the sign.

Mr. Konz indicated that, depending on when the grant is received and when the bridge construction is completed, there may be limited time left in the 2026 construction season, suggesting that this may need to be a 2027 project.

Ms. Mitchell indicated that the timeline could be like the Lincoln School marker, with everything potentially not in place until September 2027.

Ms. Potter suggested that the HPC might consider waiting to apply for this marker in early 2027 rather than in 2026.

Mr. Zehnder questioned whether the CLG grant requires Kern Bridge to have some form of official listing.

Ms. Potter indicated that the CLG grant and local designation are separate categories, explaining that the Kern Bridge signage would fall under the CLG grant, while local designation would involve surveying the property and adding it to the local ordinances as a locally designated property.

Mr. Konz added that, historically, signage has only been provided for locally designated properties.

Ms. Potter stated that the heritage plaque program existed before local designations. She referenced Lincoln School, noting that it has not been locally designated but is still receiving a plaque. She added that the text on the plaque will not mention local designation, even if the property is designated in the future.

Ms. Mitchell stated that Good Counsel is another property that has been discussed in the past for local designation.

Ms. Potter indicated that the owners are exploring getting the property listed on the National Register, noting that there is an opportunity to observe them going through that process. She added that local designation would require a survey, which the owners would need to complete as part of the process to achieve national designation.

Ms. Mitchell questioned if the current owners of Good Counsel had any type of timeline for when they were hoping to receive national designation.

Ms. Potter noted that she is not aware of any timeline but confirmed that efforts are underway.

Ms. Mitchell stated that she sent the local designation paperwork to the current ownership group of the post office. She noted that they appeared interested, but no response has been received yet. She will continue to work with them directly and mentioned that there is a historic easement located on the property.

Ms. Potter indicated that of the five properties discussed, The Depot and the post office are on the National Register. She believes that both properties have had surveys completed.

Mr. Konz added that there may be a survey for the post office, but it was not conducted by the HPC. He noted that, since the post office is potentially under construction, the owners may be reluctant to take any action until the work is completed. He also indicated that some portions of the post office are covered under the preservation easement, while other portions are not.

Ms. Potter stated that Old Main Village and The Depot have had surveys completed and are on the National Register. She added that these properties could be relatively straightforward for the HPC to recommend for local designation, while the other previously mentioned properties will require more work to reach that point.

Mr. Zehnder asked whether, with respect to Hubbard Mill, the ownership must be stabilized before any type of designation can be made.

Mr. Konz indicated that this is correct, as the property is currently for sale and the current owners do not wish to add anything that may significantly impact future sales of the property.

Ms. Potter added that Ardent Mill was approached about local designation and they expressed no interest in pursuing any type of local designation. She noted this was like the post office, where a preservation easement was pursued, but the owners were not interested in local designation.

Ms. Mitchell indicated that she is continuing to work with The Depot and the Post Office. She asked whether someone would handle Good Counsel in continuing the local designation discussions.

Ms. Potter indicated that we are partnering with Good Counsel for Preservation Month activities. She added that she has had email correspondence with the current ownership group regarding local designation and will follow up with the HPC, hopefully by the next meeting.

2026 CLG Grant Update

Today's Action Items

1. Ms. Mitchell indicated that Mr. Kagermeier has continued working on the 2026 CLG grant application but was unable to provide an update at this meeting, noting that the deadline is February 22nd.

Upcoming Action Items

1. Ms. Mitchell will coordinate with Mr. Kagermeier and provide an update to HPC members, noting that the HPC will need to review the application before it is submitted.

Minutes

Ms. Mitchell indicated that she did not have additional information on the 2026 CLG Grant application. She added that she has been working with Mr. Kagermeier to help write the report, but no further updates can be provided to HPC members at this time. She also noted that a link has been provided to HPC members for additional information on the Kern Bridge.

Ms. Potter stated that the final application for 2026 CLG Grant is due on February 22nd and that it would be in the best interest to present it to the commission before submission. She added that she was not sure whether the HPC would be able to meet that deadline but noted that this may be beneficial.

Mr. Konz added that they do not want to rush the process and risk submitting a poor application, particularly for a project that has not yet been completed.

HPC Term Updates

Today's Action Items

1. Ms. Mitchell reviewed term limits, seat roles, and HPC members who are approaching the end of their current terms.

Upcoming Action Items

1. Ms. Mitchell stated that there is currently an open seat but was unsure of the specific role. She added that they are working on advertising it with the specific roll type.

Minutes

Ms. Mitchell provided HPC members with updates on HPC terms, noting that several members are approaching the end of their current terms.

Mr. Lagerquist inquired about the existence of term limits.

Ms. Mitchell indicated that she believes Mr. Lagerquist, Mr. Vossen, and Mr. Pulis are nearing their term limits.

Mr. Konz clarified that members are allowed three three-year terms.

Ms. Mitchell added that Mr. Lagerquist's term would end in 2028.

Mr. Konz noted that Ms. Potter was an exception, as she serves as the representative of the Blue Earth Conty Historical Society.

Mr. Pulis asked whether his term would end in 2027, noting that he has completed only two terms.

Ms. Mitchell stated that she believes Mr. Pulis would be eligible for one additional term if he chooses to continue.

Mr. Pulis asked if any seats were tied to specific roles, such as membership of other commissions.

Ms. Mitchell confirmed this, noting that, for example, Mr. Zehnder represents the Planning Commission, Ms. Potter fills the seat from the Historical Society, and Mr. Kagermeier holds the construction/designer seat. She added that there is currently an open seat, though she was unsure of its specific role, and mentioned that they are working on advertising it with the correct seat type to be filled.

Miscellaneous

No Miscellaneous items

Adjournment

Mr. Lagerquist motioned to adjourn. Mr. Zehnder seconded with all in favor.

The meeting was adjourned at 5:55 pm.

Heritage Preservation Commission

4. 1.

Meeting Date: 03/12/2026

Title

Old Business from February 2026

Review

1. We reviewed a commercial rehabilitation project for the Eagle's Club at 708 N. Riverfront Dr.
 2. The MSU URSI program presented.
 3. We discussed local designations for 2026.
 4. 2026 CLG grant - we decided not to apply for the Kern Bridge historical marker this year.
 5. HPC term updates.
-

Meeting Date: 03/12/2026

Title

Local Designations for 2026

Review

1. Properties that could be easily designated:
 - a. Old Main – has a survey completed. Would anyone be willing to reach out regarding local designation?
 - b. The Depot – has survey completed. Staff has been in communication with the representative for the ownership group. Sounds like they could be interested.
 2. Other properties to consider:
 - a. Hubbard Mill – wait until ownership has stabilized.
 - b. Kern Bridge – wait until construction is complete.
 - c. Good Counsel – working on national registry. Needs a survey completed.
 - d. The Post Office – staff sent paperwork to ownership group. Waiting to hear back from them.
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Attachments

Designated Historical Properties

MINNESOTA ARCHITECTURE - HISTORY INVENTORY FORM

Property Name	Inventory Number	Address	Survey Year	Construction Year	North Front Street Commercial District	Identified In Ordinance	Nationally Designated
Adolph O. Eberhart House	BE-MKC-401	228 E. Pleasant St.	2010	1903		Yes	Yes
Blue Earth County Court House	BE-MKC-236	204 S. 5th St.	2010	1886-1889		No	Yes
Carnegie Library		120 S. Broad St.		1902		Yes	Yes
First National Bank		229 S. Front St.		1913		Yes	Yes
First Presbyterian Church	BE-MKC-280	220 E. Hickory St.	2010	1896		Yes	Yes
Heilscher Physician Building		325 N. Riverfront Dr.	2010	1928	Yes	No	
Hubbard House	BE-MKC-325	606 S. Broad St.	2010	1871		Yes	Yes
Kenney House/Tacy Kelly's House		332 Center St.	2010	1881		Yes	
Lorin Cray House		603 S. 2nd St.	2010	1897		No	Yes
Mankato Clinic Building		227 E. Main St.		1926		Yes	
Mankato Union Depot	BE-MKC-287	112 Bike St.	2010	1896		No	Yes
Maud Hart Lovelace House/Betsy Ray's House		333 Center St.	2010	1881		Yes	
Old Main, Mankato St. Teacher's College	BE-MKC-265	301 S. Front St.	2010	1908		No	Yes
Stahl House		301 N. Riverfront Dr.	2010	1893	Yes	Yes	Yes
Wenzel Huttli		329 N. Riverfront Dr.	2010	1891	Yes	Yes	
Parks							
Highland Park		950 Warren St.		1896		Yes	
Lincoln Park		200 Lincoln St.				Yes	
Pioneer Park		1400 N. 6th St.				Yes	
Reconciliation Park		100 Riverfront Dr.		1997		Yes	
Tourtellotte Park		300 W. Mabel St.				Yes	
Washington Park		215 N. 4th St.				Yes	
Bridges							
Kern Bridge		Sibley Park		1873		No	Yes
Nationally Registered							
Charles Chapman House		418 McCauley St.		1858		No	Yes
J.R. Brandrup House		704 Byron St.		1904		No	Yes
Federal Court House and Post Office		401 S. 2nd St.		1890		No	Yes
William Irving House		320 Park Ln.				No	Yes

Heritage Preservation Commission

5. 2.

Meeting Date: 03/12/2026

Title

Preservation Month 2026

Review

Ideas for Preservation Month:

1. Good Counsel – do we want to continue with this option and piggy back with BECHS event?
2. Dotson – 150 year celebration
3. Clean existing historical markers

Do we table it this year to continue working through work plan updating and designations?

Meeting Date: 03/12/2026

Title

Work Plan Update and Template

Review

1. A previous template idea was proposed last year of what the work plan could resemble.
 1. What is the intent of the work plan?
 1. Safeguard the heritage of the City by preserving sites and structures that reflect elements of the City's cultural, social, economic, political, engineering, or architectural history;
 2. Protect and enhance the city's attractions for residents, tourists, and visitors, and serve as a support and stimulus to business and industry;
 3. Enhance the economic viability of heritage preservation landmarks and districts through the protection and promotion of their unique character;
 4. Enhance the visual and aesthetic character, diversity, and interest of the City;
 5. Foster civic pride in the beauty and notable accomplishments of the past; and
 6. Promote the use and preservation of historic landmarks and districts for the educational and general welfare of the people of the City.
 2. Do we want to use this?
 3. Do we want to revise?
 4. What should be included in the work plan?
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Attachments

Work Plan Concept

HERITAGE PRESERVATION COMMISSION – WORK PLAN

HPC PURPOSE: City Code Section 10.82, Subd. 19, is the heritage preservation ordinance (https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIKSTGEAP_S10.82SPPRAPSPPECOUS). The ordinance outlines the declaration of public policy and purpose which states:

“The City hereby declares as a matter of public policy that the preservation, protection, perpetuation, and use of areas, places, buildings, structures, lands, districts, and other objects having a special historical, cultural, or aesthetic interest or value is a public necessity, and is required in the interest of public health, prosperity, safety, and welfare of the people of the City. The purposes of this section are to:

1. Safeguard the heritage of the City by preserving sites and structures that reflect elements of the City's cultural, social, economic, political, engineering, or architectural history;
2. Protect and enhance the City's attraction for residents, tourists, and visitors, and serve as a support and stimulus to business and industry;
3. Enhance the economic viability of heritage preservation landmarks and districts through the protection and promotion of their unique character;
4. Enhance the visual and aesthetic character, diversity, and interest of the City;
5. Foster civic pride in the beauty and notable accomplishments of the past; and
6. Promote the use and preservation of historic landmarks and districts for the educational and general welfare of the people of the City.”

WORK PLAN CATAGORY	MASTER GOAL	PROGRESS
1. Create an updated master list of properties that have designation plaques, interpretive plaques, and national register plaques.	- Master List - Publicly available master list.	- Surveys completed for: - Update and make available of a master list of all historically designated properties for public viewership.
2. Expand the list of formally recognized historic landmarks and districts.	Identify potential historic sites for listing on the National Register of Historic Places or local designations.	
3. Install heritage plaques on historically significant properties.	2 Plaques <i>Hubbard Mill?</i> <i>Lincoln School</i>	2/18/2025 A Certified Local Government Grant (CLG) will be applied for to install 2 interpretive plaques and 2 locally designated plaques. If awarded we will need to choose properties.
4. Install signage/marker for locally designated properties.	2 Plaques	2/18/2025 A Certified Local Government Grant (CLG) will be applied for to install 2 interpretive plaques and 2 locally designated plaques. If awarded we will need to choose properties.
5. Work with MNSU students in Heritage Preservation Class.	Identify 10 properties that the commission	

	would like to have survey done on.	
6. Education to community on architecture, rehabilitation, preservation, etc. Not necessarily only for designated properties.	• Preservation Month Tours	• May is preservation month, tours? What should the tours surround?
7. Investigate the accessibility of online tools for the Commission to use in education.		
8. Partnership with Downtown Partnership on initiatives where goals align.		
9. Commission Education about preservation topics and issues along with	• Review HPC guidelines	
10. Review City retention of historic documents such as maps, plans, and others.	• Preserve Important Historical Documents.	•
11. Review Commission minutes to ensure momentum of items that were discussed in previous meetings.		

Meeting Date: 03/12/2026

Title

Front St. Development

Review

Follow-up discussion regarding Front Street Development:

1. The development group is required to follow the Urban Design Guidelines Framework Manual.
 1. https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV9GTGAOVDI_SDIIDGDOGAOVDI
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